



## 7 STOCKS GREEN

Elton, Peterborough, PE8 6RF



**Rent: £875 PCM**

**Available mid-April 2019**

Elton Estate is offering to let this detached period 2 bed cottage situated in a quiet location overlooking open countryside to the rear and side.

The village of Elton has good transport links from the A605 to the A1(M) and is near to the towns of Peterborough and Oundle. There is a bus service through the village to both locations. Peterborough train station has regular direct trains to London Kings Cross.

The village benefits from a primary school, post office and shop, village hall, and four restaurants. There are also several walks around the village and footpaths leading to Warmington and Nassington.

**TO LET**



The property provides the following accommodation:



## Ground Floor

### Kitchen Diner

13' 10" x 11' 6" (4.20m x 3.50m)

The main front entrance door goes directly into kitchen. Black marble effect work surface with beech fitted base and wall units. Electric hob and new oven. Stainless steel sink and drainer. Recessed ceiling lights. Terracotta tiles to floor. Windows to front and side elevations both fitted with roller blinds. Central heating radiator. External rear door giving direct access to garden. Internal doors giving access to large walk-in Pantry, Cloakroom/Utility Room and Sitting Room.



### Pantry

Large walk-in pantry located off kitchen via small inner lobby.



### Cloakroom/ Utility Room

8' 7" x 6' 3" (2.60m x 1.90m)

Located off the kitchen via small inner lobby. Black marble effect work surface. Plumbing for washing machine with space for tumble dryer. Stainless steel sink and drainer. Oil fired central heating boiler. L.F. WC. Window to side elevation.

### Sitting Room

13' 9" x 10' 7" (4.18m x 3.23m)

Access from kitchen. 2 central heating radiators, TV point, telephone point, carpet to floor. Windows to front and rear elevations. Stairs to first floor.

**TO LET**



## First Floor



### Landing

1 central heating radiator, carpet to floor.

### Bedroom 1

12' 5" x 10' 8" (3.78m x 3.25m)  
With built in cupboards/wardrobes, central heating radiator, window to front elevation. Carpet to floor.



### Bedroom 2

11' 2" x 10' 8" (3.39m x 3.25m)  
With built in cupboard/wardrobe, central heating radiator, window to front elevation. Carpet to floor.

### Bathroom

14' 3" x 8' (4.33m x 2.44m)  
With white suite comprising bath, wash hand basin and L.F.W.C. Electric shower over bath. Shaver light and mirror. Central heating radiator. Vinyl floor. Extractor fan. Airing cupboard containing hot water tank. Window to rear elevation overlooking garden.



## Outside

### Outbuildings

2 Outbuildings attached to rear of property.

### Rear Garden

Rear garden of good size mainly to lawn overlooking open countryside towards Elton Mill to rear and side. Oil tank.

**TO LET**



## General Information

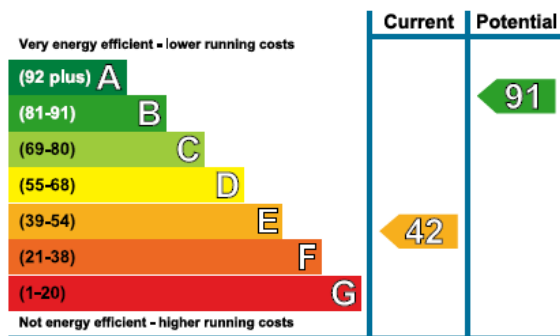
**Viewing:** To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

All appointments should be made through the Elton Estate Office 01832 280 223.

**Assessments:** Council Tax Band: D

**Local Authority:** Huntingdonshire District Council Tel: 01480 388388

### EPC



**Tenure:** The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy agreement for a minimum of one year.

**A £200 (inc VAT) administration fee is chargeable on application.**

Rent £875 pcm.

**Deposit:** A deposit of 2 months rent will be required. This will be held with the TDS.

**Pets:** May be accepted, subject to the Landlords consent and pet clause.

**Services:** Mains electricity, water and drainage. Oil fired central heating

## Important Notice

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

## Contact

**Elton Estate Office**  
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PE8 6SH

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**VIEWING STRICTLY BY APPOINTMENT ONLY**